

# 2012 Adams County Property Tax Report with Comparison to 2011

Legislative Services Agency

August 2012



This report describes property tax changes in Adams County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Adams County the average tax bill for all taxpayers did not change. This was mainly the result of the 0.6% increase in the tax levy of all local government units, combined with an increase in certified net assessed value of 3.1%. There was a large increase in farmland assessments but only minimal change in residential and business assessments, which may have been a legacy of the recession. Since assessed values rose more than the levies, tax rates fell in most Adams County tax districts. This caused a slight reduction in tax cap credits as a percent of the levy, which fell by 0.1%.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	0.0%	\$29,511,588	\$1,350,189,214	4.3%
Change		0.6%	3.1%	-0.1%
2011	3.2%	\$29,330,518	\$1,309,589,285	4.4%

## Homestead Property Taxes

Homestead property taxes decreased 2.8% on average in Adams County in 2012. Tax rates in two-thirds of Adams County tax districts decreased. The county average tax rate fell by 2.4%. The percentage of Adams County homesteads at their tax caps fell from 12.6% in 2011 to 12.0% in 2012. The Adams County local homestead credit rate was nearly unchanged in 2012.

### Comparable Homestead Property Tax Changes in Adams County

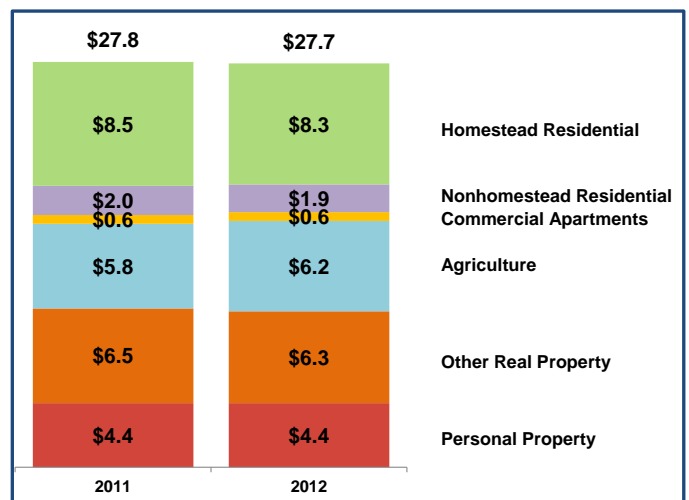
	2011 to 2012	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	2,557	28.7%
No Change	620	7.0%
Lower Tax Bill	5,739	64.4%
<b>Average Change in Tax Bill</b>	<b>-2.8%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	144	1.6%
10% to 19%	140	1.6%
1% to 9%	2,273	25.5%
0%	620	7.0%
-1% to -9%	5,313	59.6%
-10% to -19%	259	2.9%
-20% or More	167	1.9%
<b>Total</b>	<b>8,916</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

## Net Tax Bill Changes - All Property Types

Most of Adams County's 2012 net property taxes were paid by homeowners and business owners (other real and personal). Net tax bills for all taxpayers were nearly unchanged in Adams County in 2012. Net taxes were slightly lower on homesteads, commercial apartments, nonhomestead residential property (mostly rentals and second homes), and business real property. Net taxes were higher on agricultural property and slightly higher on personal property. Agricultural tax bills rose the most, because of an increase in farmland assessed value.

### Comparison of Net Property Tax by Property Type (In Millions)



## Tax Rates, Levies, and Assessed Values

Property tax rates decreased in about two-thirds of Adams County tax districts. The average tax rate fell by 2.4%, because a small levy increase was offset by a larger increase in net assessed value.

Levies in Adams County increased slightly, by 0.6%. The largest levy increase was in the county unit, due to increases in the general fund and cumulative capital development fund. The Adams Central School Corporation had large decreases in its debt service fund, and the North Adams School Corporation had large decreases in its transportation and bus replacement funds.

Adams County's total net assessed value increased 2.7% in 2012. Agricultural net assessments rose 11.2%. Homestead and business net assessments fell. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 0.2%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV Pay 2011	Gross AV Pay 2012	Gross AV Change	Net AV Pay 2011	Net AV Pay 2012	Net AV Change
Homesteads	\$1,129,078,310	\$1,127,672,730	-0.1%	\$460,356,248	\$460,086,226	-0.1%
Other Residential	113,158,600	113,419,000	0.2%	112,684,696	112,705,526	0.0%
Ag Business/Land	339,692,540	379,667,270	11.8%	339,158,460	377,082,114	11.2%
Business Real/Personal	519,478,910	522,403,552	0.6%	410,246,060	408,206,532	-0.5%
<b>Total</b>	<b>\$2,101,408,360</b>	<b>\$2,143,162,552</b>	<b>2.0%</b>	<b>\$1,322,445,464</b>	<b>\$1,358,080,398</b>	<b>2.7%</b>

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

## Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Adams County were \$1.3 million, or 4.3% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Adams County's tax rates were less than the state average and higher than the state median.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the city of Berne, the town of Geneva, and the Berne Public Library, where district tax rates were near \$3 per \$100 assessed value. The largest dollar losses were in the North Adams School Corporation, the city of Decatur, and the county unit.

## Tax Cap Credits by Category

Tax cap credits decreased slightly in Adams County in 2012 by \$11,649, or 0.9%. The percentage of the levy lost to credits fell by 0.1%. There were no major changes in state policy to affect tax cap credits in 2012. Adams County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
<b>1%</b>	\$479,502	\$463,592	-\$15,910	-3.3%
<b>2%</b>	774,859	788,637	13,778	1.8%
<b>3%</b>	9,636	11,092	1,456	15.1%
<b>Elderly</b>	39,739	28,765	-10,974	-27.6%
<b>Total</b>	\$1,303,736	\$1,292,086	-\$11,649	-0.9%
<b>% of Levy</b>	4.4%	4.3%		-0.1%

### Adams County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change			
						2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
<b>County Total</b>	39,207,884	27,589,611	28,854,887	29,330,518	29,511,588	-29.6%	4.6%	1.6%	0.6%
<b>State Unit</b>	34,994	0	0	0	0	-100.0%			
<b>Adams County</b>	8,938,031	7,300,403	7,556,030	7,744,911	8,133,540	-18.3%	3.5%	2.5%	5.0%
Blue Creek Township	18,657	19,361	20,101	20,572	21,235	3.8%	3.8%	2.3%	3.2%
French Township	20,596	21,409	22,185	22,727	23,475	3.9%	3.6%	2.4%	3.3%
Hartford Township	29,774	30,932	32,109	32,938	33,963	3.9%	3.8%	2.6%	3.1%
Jefferson Township	20,198	21,042	21,812	22,347	23,073	4.2%	3.7%	2.5%	3.2%
Kirkland Township	27,052	27,984	45,494	46,410	47,126	3.4%	62.6%	2.0%	1.5%
Monroe Township	22,201	23,069	23,871	56,179	21,692	3.9%	3.5%	135.3%	-61.4%
Preble Township	36,784	38,007	39,019	40,341	41,659	3.3%	2.7%	3.4%	3.3%
Root Township	57,924	59,980	62,381	63,667	66,028	3.5%	4.0%	2.1%	3.7%
St. Marys Township	31,041	32,265	33,446	34,313	35,369	3.9%	3.7%	2.6%	3.1%
Union Township	37,127	37,260	38,655	39,616	41,133	0.4%	3.7%	2.5%	3.8%
Wabash Township	48,338	50,022	51,983	53,041	55,067	3.5%	3.9%	2.0%	3.8%
Washington Township	186,705	194,056	200,674	206,205	212,795	3.9%	3.4%	2.8%	3.2%
Decatur Civil City	3,235,012	3,180,147	3,295,157	3,373,161	3,469,685	-1.7%	3.6%	2.4%	2.9%
Berne Civil City	959,019	991,899	1,040,805	1,117,611	1,116,650	3.4%	4.9%	7.4%	-0.1%
Geneva Civil Town	422,117	443,544	462,675	475,328	489,153	5.1%	4.3%	2.7%	2.9%
Monroe Civil Town	159,850	162,637	169,083	173,402	178,221	1.7%	4.0%	2.6%	2.8%
Adams Central Community School Corp	4,870,774	2,454,179	2,593,601	3,043,223	2,755,731	-49.6%	5.7%	17.3%	-9.4%
North Adams Community School Corp	12,121,526	8,052,962	7,836,150	7,523,952	7,305,281	-33.6%	-2.7%	-4.0%	-2.9%
South Adams School Corp	6,606,738	3,067,116	3,884,922	3,771,369	3,913,978	-53.6%	26.7%	-2.9%	3.8%
Berne Public Library	303,052	321,133	325,095	342,198	362,430	6.0%	1.2%	5.3%	5.9%
Decatur Public Library	447,229	0	0	0	0	-100.0%			
Geneva Public Library	51,152	0	0	0	0	-100.0%			
Adams Public Library System	0	517,982	536,804	550,788	568,871		3.6%	2.6%	3.3%
Adams County Solid Waste Management	521,993	542,222	562,835	576,219	595,433	3.9%	3.8%	2.4%	3.3%

### Adams County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
01001	North Blue Creek Township	1.4507	--	--	6.3174%	--	--	--	1.3591
01002	South Blue Creek Township	1.7426	--	--	6.3174%	--	--	--	1.6325
01003	North French Township	1.4523	--	--	6.3174%	--	--	--	1.3606
01004	South French Township	1.7442	--	--	6.3174%	--	--	--	1.6340
01005	Hartford Township	1.7759	--	--	6.3174%	--	--	--	1.6637
01006	Jefferson Township	1.7521	--	--	6.3174%	--	--	--	1.6414
01007	Kirkland Township	1.4973	--	--	6.3174%	--	--	--	1.4027
01008	North Monroe Township	1.4264	--	--	6.3174%	--	--	--	1.3363
01009	South Monroe Township	1.7183	--	--	6.3174%	--	--	--	1.6097
01010	Berne City-Monroe Township	2.9520	--	--	6.3174%	--	--	--	2.7655
01011	Monroe Town-Monroe Township	2.0929	--	--	6.3174%	--	--	--	1.9607
01012	Preble Township	1.9022	--	--	6.3174%	--	--	--	1.7820
01013	Root Township	1.8666	--	--	6.3174%	--	--	--	1.7487
01014	Decatur City-Root Township	2.9218	--	--	6.3174%	--	--	--	2.7372
01015	St Marys Township	1.4778	--	--	6.3174%	--	--	--	1.3844
01016	Union Township	1.9106	--	--	6.3174%	--	--	--	1.7899
01017	Wabash Township	1.7459	--	--	6.3174%	--	--	--	1.6356
01018	Berne City-Wabash Township	2.9697	--	--	6.3174%	--	--	--	2.7821
01019	Geneva Town	3.0970	--	--	6.3174%	--	--	--	2.9014
01020	South Washington Township	1.4904	--	--	6.3174%	--	--	--	1.3962
01021	North Washington Township	1.9077	--	--	6.3174%	--	--	--	1.7872
01022	Decatur City-Washington Township	2.9690	--	--	6.3174%	--	--	--	2.7814
01023	Monroe Town-Washington Township	2.1484	--	--	6.3174%	--	--	--	2.0127

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Adams County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	463,592	788,637	11,092	28,765	1,292,086	29,511,588	4.4%
<i>TIF Total</i>	0	0	0	0	0	197,019	0.0%
<i>County Total</i>	463,592	788,637	11,092	28,765	1,292,086	29,708,607	4.3%
Adams County	94,336	160,236	2,158	7,441	264,170	8,133,540	3.2%
Blue Creek Township	0	0	0	12	12	21,235	0.1%
French Township	0	0	0	3	3	23,475	0.0%
Hartford Township	0	0	0	18	18	33,963	0.1%
Jefferson Township	0	0	0	5	5	23,073	0.0%
Kirkland Township	0	0	0	17	17	47,126	0.0%
Monroe Township	24	118	0	16	158	21,692	0.7%
Preble Township	0	0	0	23	23	41,659	0.1%
Root Township	649	869	0	40	1,558	66,028	2.4%
St. Marys Township	0	0	0	50	50	35,369	0.1%
Union Township	1	0	0	0	1	41,133	0.0%
Wabash Township	1,545	1,576	83	66	3,270	55,067	5.9%
Washington Township	2,467	7,014	0	305	9,785	212,795	4.6%
Decatur Civil City	80,399	166,427	0	2,872	249,699	3,469,685	7.2%
Berne Civil City	53,142	57,508	0	1,629	112,278	1,116,650	10.1%
Geneva Civil Town	16,854	32,653	4,414	1,217	55,137	489,153	11.3%
Monroe Civil Town	211	974	0	654	1,838	178,221	1.0%
Adams Central Community School Corp	238	1,098	0	2,477	3,813	2,755,731	0.1%
North Adams Community School Corp	101,615	208,851	0	6,284	316,751	7,305,281	4.3%
South Adams School Corp	74,152	92,592	3,781	3,999	174,524	3,913,978	4.5%
Berne Public Library	17,248	18,665	0	529	36,442	362,430	10.1%
Decatur Public Library	0	0	0	0	0	0	
Geneva Public Library	0	0	0	0	0	0	
Adams Public Library System	13,806	28,325	499	563	43,193	568,871	7.6%
Adams County Solid Waste Mgmt Dist	6,906	11,730	158	545	19,339	595,433	3.2%
TIF - Berne City - Monroe Township	0	0	0	0	0	197,019	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

#### Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.